

## Fair Housing Word and Phrase List

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**Summary:** This is a helpful resource for members when writing ads or the remarks and directions fields in MLS. It is an excellent tool for new member orientation when discussing Fair Housing. And, it makes for an excellent ANNUAL mailing to firms.

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### Fair Housing Word and Phrase List

The following list is compiled of words or phrases that are UNACCEPTABLE. Usage of any of the following terms will be immediately deleted from the listing and the Principal Broker will be notified of the purge.

Able bodied	Married
Adult community	Mature couple(s)
Adult living	Mature individual
Adults only	Mature person(s)
African	Membership approval required
Agile	Mentally handicapped, no
Alcoholics, no	Mentally ill, no
Asian	Mexican-American
Bachelor	Mormon Temple
Blacks, no	Mosque
Board approval required	(Nationality)
Catholic	Newlyweds
Caucasian	(# of) children
Chicano	Older person
Chinese	One Child
Children, no	One person
Colored	Oriental
Couple(s)	Physically fit
Couple only	Polish
Crippled, no	Puerto Rican
Deaf, no	Retarded, no
Drinkers, no	Seasonal worker, no
Employed, must be	Shrine
Empty nesters	Singles only
(Ethnic reference)	Single Person
Handicapped, not for	Smoker(s), no
Healthy only	Soc. Sec. Ins., no
Hispanic	Tenant (description of)
Impaired, no	Unemployed, no
Independent living	White
Indian	White only
Irish	(Religious reference)
Integrated	Reference to private clubs
Jewish	(# of) people
Landlord	Reference to private schools
Latino	

Reference to ANY of the protected classes: Race, Religion, Familial Status, Sex, National Origin, Color or Handicapped

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The following list is compiled of words or phrases that should be used with great CAUTION.

Active	Near_____
Board approval required	Near country club
Close to _____	No students
Desirable neighborhood	Number of persons
Domestic quarters	Prestigious
Female(s) only	Quality neighborhood
Female roommate	Retirees
(Gender specific)	Secure
Gentleman's farm	Senior Citizens
Grandma's house	Single woman/man
Golden Agers	Sophisticated
Males only	Students
Male roommate	Two People
Membership approval required	Within walking distance

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The following list is compiled of words or phrases that are ACCEPTABLE:

Credit check required	On bus route
Den	Play area
Equal Housing Opportunity	Privacy
Family room	Private driveway
First time buyer	Private entrance
Fixer-upper	Quality construction
Great for family	Quiet
In-Law apartment	Reference required
Luxury townhouses	School district
Nanny room	School name
Near golf course	Security provided
Near mass transit	Senior discount
Neighborhood name	_____ square feet
Nice	Starter home
No drinking	Traditional Style
No drugs	Tranquil setting
No drug users	Verifiable income
No smoking	View of _____
Nursery	With view
Nursing home	

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